

WARRANTY DEED
Statutory Short FormTRANSFER
TAX
PAID56-71
#1086

016107
JOSEPH H. CROMARTY, JR. and BARBARA B. CROMARTY of Waterville,
Kennebec County, Maine, for consideration paid, grant to MILDRED WISELEY of
Waterville, Kennebec County, Maine, with Warranty Covenants, the land in Waterville,
Kennebec County, Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situated on
Roosevelt Avenue in said Waterville and bounded and described as follows:
Lot No. 78 on a Plan and profile of Roosevelt Avenue from Hillcrest
Extension to North Street made by E. B. Coffin, City Engineer, and
recorded at Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27.

Also a strip of land having a frontage of fifteen (15) feet wide and adjoining
said Lot No. 78 to the east, said strip being bounded and described as
follows, to wit: Starting at the northeast corner of said Lot No. 78 it being
also the northwest corner of Lot No. 77 as shown on said referred to plan;
thence to the east along the northerly line of said Lot No. 77 a distance of
fifteen (15) feet; thence at right angles to the south a distance of one
hundred (100) feet to the southerly line of said Lot No. 77; thence to the
west along the southerly line of Lot No. 77 a distance of fifteen (15) feet
to the southwest corner of said Lot No. 77; thence to the north along the
westerly line of said Lot No. 77 a distance of one hundred (100) feet to the
point of beginning.

Also another certain lot or parcel of land, situate on Roosevelt Avenue in
said Waterville, and bounded and described as follows:

Starting at a point in the northerly line of Lot No. 77 which point is fifteen
(15) feet easterly from the northeast corner of Lot No. 78, all as shown on
a plan and profile of Roosevelt Avenue from Hillcrest Extension to North
Street, made by E. B. Coffin, City Engineer, and recorded in Kennebec
Registry of Deeds in Plan Book 11, Pages 26 and 27; thence to the east
along said northerly line of Lot No. 77 as shown on the aforesaid plan, a
distance of twenty (20) feet to a point; thence to the south at right angles to
the line last described a distance of one hundred (100) feet to the southerly
line of said Lot No. 77 a distance of twenty (20) feet to a point; thence at
right angles to the line last described a distance of one hundred (100) feet
to the point of beginning.

This conveyance is subject to the following restrictions which are to run
with the land, to wit: No building other than a private dwelling house for
not over one family occupancy together with private garage for use by
occupants of house shall be erected upon said premises. No part of any
building shall be placed nearer than thirty feet from the line of any street
that said building faces, provided, however, that porticoes projecting not
over three feet, steps and windows are to be allowed on said reserved space.
No double decked porches may be built on any house. Said dwelling house
and garage shall cost not less than ten thousand (\$10,000.00) dollars. The
garage, unless built as part of the house, shall be set back at least sixty feet
from the line of the street. No animals of any kind shall be kept on the
premises excepting, however, household pets. No dwelling house shall be
erected on any lot having less than seventy (70) feet frontage on the street.

Meaning and intending to convey the same premises described in a Warranty Deed from Jeannine T. Audet to Joseph H. Cromarty, Jr. and Barbara B. Cromarty dated August 9, 1978, and recorded at the Kennebec County Registry of Deeds in Book 2136, Page 187.

56-71

Dated: June 25, 1996

Signed, Sealed and Delivered
in the presence of:

Robert M. Marden
Witness

Joseph H. Cromarty, Jr.
Joseph H. Cromarty, Jr.

Robert M. Marden
Witness

Barbara B. Cromarty
Barbara B. Cromarty

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 25, 1996

Then personally appeared the above-named Joseph H. Cromarty, Jr. and Barbara B. Cromarty and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Robert M. Marden
Notary Public
Print Name
My Commission Expires

ROBERT M. MARDEN
Attorney At Law-Notary Public
My Commission Expires November 6, 2002

RECEIVED KENNEBEC SS.

1996 JUL -1 AM 9:00

ATTEST: Robert M. Marden
REGISTER OF DEEDS